

REZONING CASE # 10-09-GCPL-03590 RS-40 to CU-RM-5

Nature of the Request

This request is to rezone approximately 2.89 acres from RS-40 to CU-RM-5 to permit the development of six (6) twin homes for twelve residential units.

Use(s): Limited to a maximum of twelve (12) for sale townhome/single family dwellings

Condition(s): Building exteriors shall be brick with some stone and siding accents, 2) Required 15' Type "C" planting yard buffer along southern property line will be increased to a 25' Type "B" planting yard, 3) Each townhome will have an attached garage.

District Descriptions

RS-40 RESIDENTIAL SINGLE-FAMILY DISTRICT. The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.

RM-5 RESIDENTIAL MULTI-FAMILY DISTRICT. The RM-5, Residential Multi-Family District is primarily intended to accommodate duplexes, twin-homes, townhouses, cluster housing and similar residential uses at a maximum overall density of 5.0 units per acre

Property Specifics

Applicant/property owner: Forest Oaks Country Club, Inc.

Property location: East side of Forest Oaks Drive, approximately 400' south of Belvoir Drive.

Legal description: Fentress and Clay Townships. Guilford County Tax Map 0133563. Lake Macintosh Watershed.

Zoning History of Denied Cases: None

Character of the Area

This request next to the Forest Oaks Golf Course is in an area surrounded by single-family residential structures on lots ranging from 20,000 to 40,000 square feet

Existing Land Use(s) on the Property: Golf Course

Surrounding Uses:

North: Golf Course
South: Residential and Golf Course
East: Golf Course
West: Golf Course

Historic Properties: There are no inventoried historical properties nearby. No cemeteries are shown to be on this property but efforts should be made to rule out the potential of unknown gravesites.

Infrastructure and Community Facilities

Schools: Alamance Elementary; Southeast Middle;
Southeast High

<u>School Name</u>	<u>Capacity</u>	<u>Capacity w/Mobiles</u>	<u>Students 2010-11-Proj</u>	<u>Mobile Classrooms</u>	<u>Impact students</u>
Alamance ES	826	906	791	4	4-5
Southeast MS	858	1118	1002	13	2-4
Southeast HS	1040	1380	1278	17	2-4

Emergency Response:

Fire Protection District: Alamance
Miles from Fire Station: Approximately 2.1 miles

Water and Sewer Services:

Provider: Public Water and Sewer (Greensboro)

Within Service Area: Yes

Feasibility Study or Service Commitment: Yes

Transportation:

Existing Conditions: NCDOT does not have traffic counts near any of these properties. Forest Oaks Drive is a two-lane Collector Street.

Proposed Improvements: No improvements are proposed at this time. Additional driveway permits will be approved by NCDOT.

Projected Traffic Generation: No significant additional traffic impact is expected.

ENVIRONMENTAL ASSESSMENT

Topography: Gently sloping and sloping. Soil types include: Cecil fine sandy loam, 2 to 6% slopes, (Ccb), and Enon fine sandy loam, 6 to 10% slopes, (Enc).

Regulated Floodplain/Wetlands: No regulatory floodplain exists upon the site.

Streams and Watershed: No jurisdictional streams exist upon the site. The property is within the general watershed area of the Lake Mackintosh Watershed, WS-IV.

Land Use Analysis

Land Use Plan: Alamance Creek Area Plan

Plan Recommendation: Conditional Residential Single-Family

Consistency: Rezoning to CU-RM-5 to permit the establishment of six twin homes is consistent with the recommendations of the Alamance Creek Area Plan, compatible with the surrounding land uses and in the public interests.

Staff Recommendation

Staff recommends approval: Approval of this request will permit the applicant to construct six twin homes, which are defined as single family structures in the County Development Ordinance. Conditions added to this request and surrounding golf course help to minimize impact from the proposed residential densities of this request.